

# the bird cage ARCADIA

**REMODEL COMING SOON  
UNDER NEW OWNERSHIP**



## Arcadia Corridor - Phoenix

**RETAIL SPACE FOR LEASE**

**4502  
EAST THOMAS**

**Inquiries:**

**Jose Ramirez**

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**TJ Claassen**

602-524-6000 cell

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## PROPERTY HIGHLIGHTS

### RETAIL & RESTAURANT SPACE

READY FOR IMMEDIATE OCCUPANCY

RENTAL RATE NEGOTIABLE

4502 EAST THOMAS ROAD PHOENIX, AZ 85018

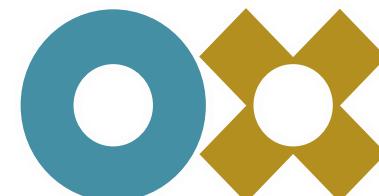
Suites ranging from 800 SF to 2,500 SF Max Contiguous 3,000 SF

Monument & Building Signage

### OWNER/ AGENT

**NEW OWNERSHIP** | Arcadia 4502 has approximately 13,500 square feet of retail space located just east of the busy intersection of

44<sup>th</sup> and Thomas Road adjacent to Arcadia Crossing. This neighborhood retail center is ideally located with excellent visibility and extensive improvements which make it stand out from the other retail centers. New roof, exterior paint, and parking lot striping. Favorable rates and tenant improvements available! Be a part of the rebranding of this retail center.



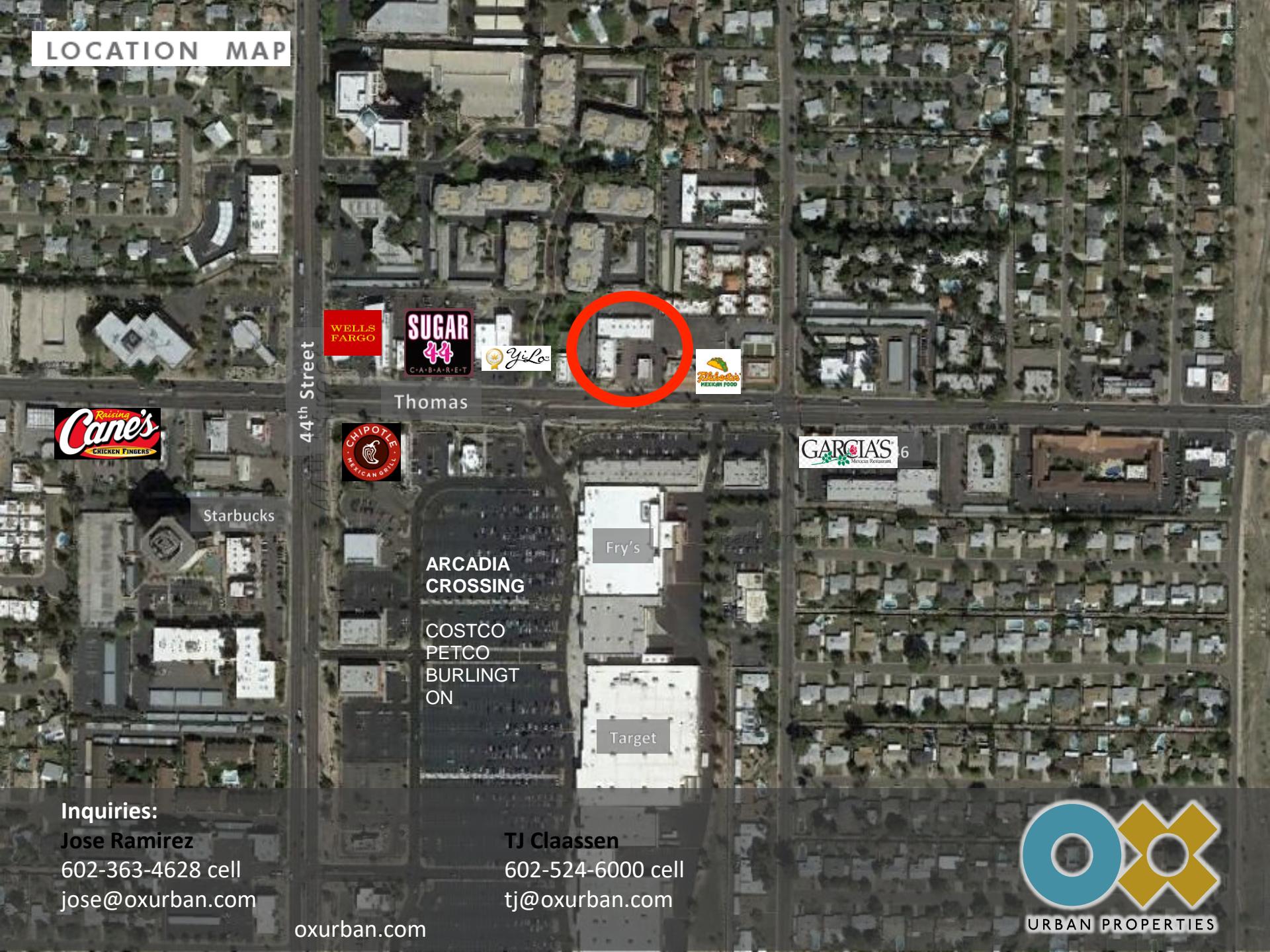
URBAN PROPERTIES

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7109 East 2<sup>nd</sup> Street No. 102  
Scottsdale, AZ 85251  
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480.423.1111

## LOCATION MAP



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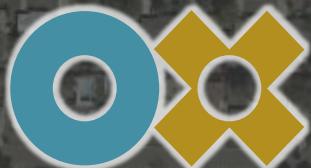
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## SITE PLAN

### Building A

- 4502: Available 1,005 SF 2<sup>nd</sup> Gen Restaurant
- 4504: Available 804 SF
- 4506: Available 790 SF
- 4510-4512: 12<sup>th</sup> Round Fit Boxing

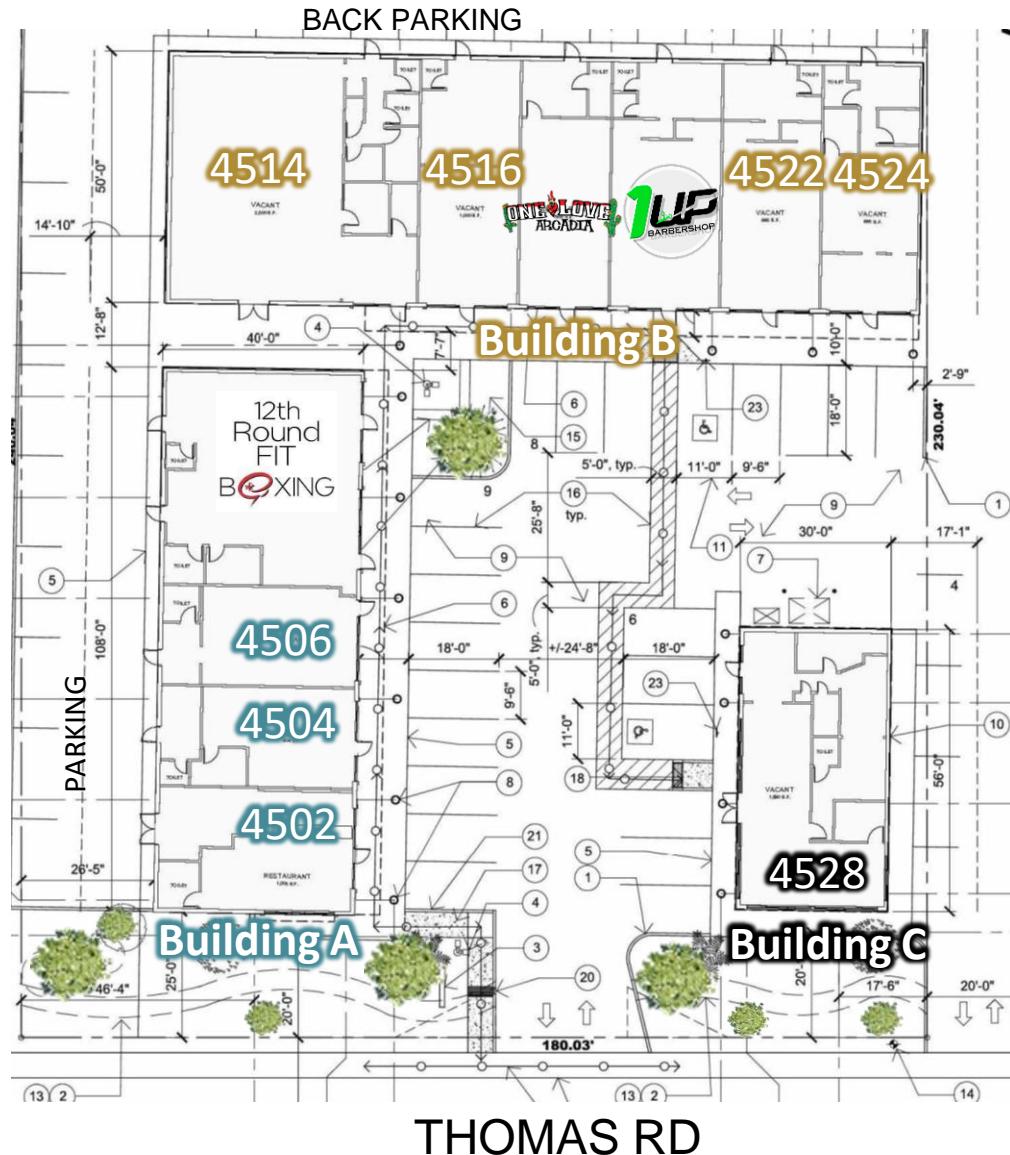
### Building B

- 4514: Available 2,500 SF former fitness
- 4516: Available 1,000 SF
- 4518: One Love Arcadia
- 4520: 1 Up Barber Shop
- 4522: Available 1,000 SF
- 4524: Available 1,000 SF

### Building C

- 4528: Available 1,680 SF

\*\*\*Square footage listed above are approximated



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Trade Area  
1 Mile



*The art of eating healthy.*



AVERAGE ANNUAL INCOME

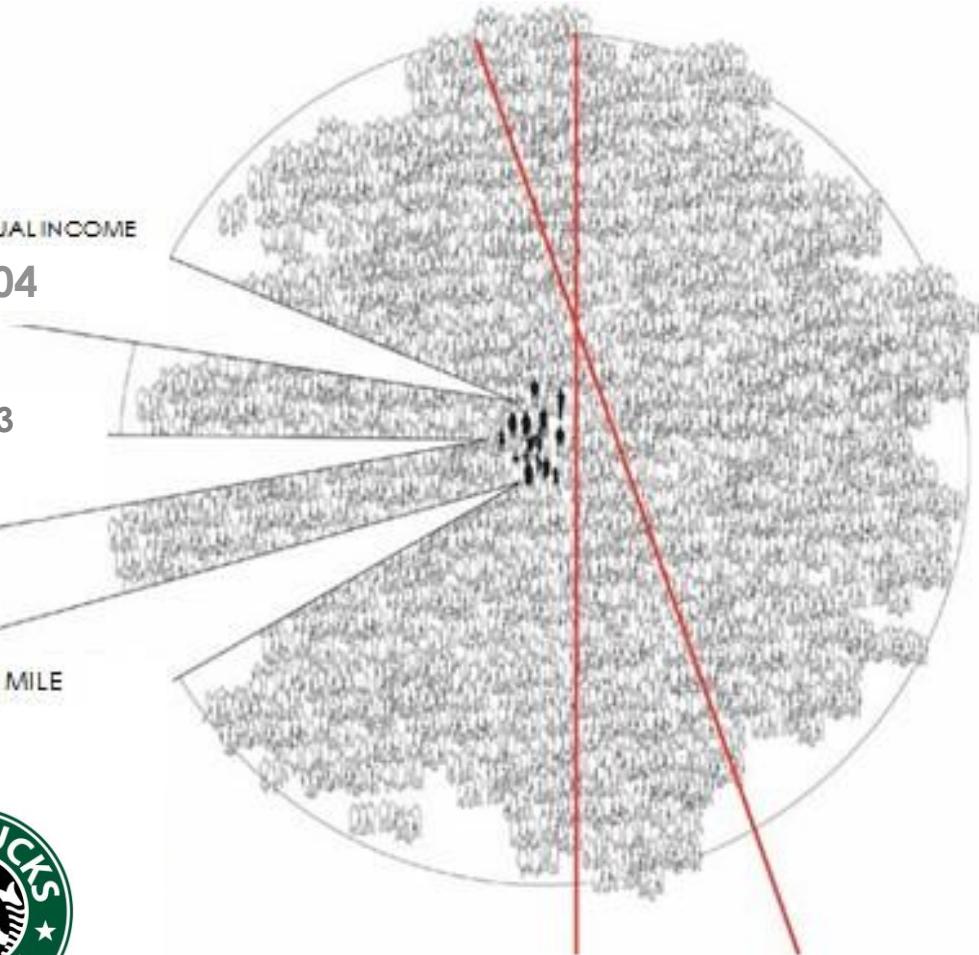
\$97,904

CPD THOMAS: 32,273

CPD 44<sup>th</sup> ST: 38,922

POPULATION WITHIN 3 MILE  
TRADE AREA

132,877



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